

Skyline/Paradise Hills Planning Group
6610 Potomac Street
San Diego, Ca 92139
(619)470-0179

PUBLIC NOTICE & AGENDA

February 10, 2009 MEETING

AGENDA ITEMS:

-MEETING OF COMMITTEE ON CORRESPONDENCE 6:30PM
-CALL TO ORDER 7:00PM
-AGENDA ADDITIONS- 7:02PM
-SET UP/TEAR DOWN REMINDER 7:03 PM

-ANNOUNCEMENTS 7:05PM
-APPROVAL OF MINUTES 7:10PM
-TREASURER'S REPORT 7:11PM
-PRESENTATIONS BY CITY/COUNTY/STATE 7:12PM
-POLICE/FIRE COMPACT, CPC BOARD COMMITTEES

Correspondence is available in the Rec. Center office prior
To meetings. Be sure to initial Routing Slip

Treasurer Report: \$455.00

INFORMATION ITEM

1. 1050 Cardiff Tentative Map to create two parcels from a 6.86 acre site at 1050 Cardiff St. Project # 160421.
Presenter: Ray Robinson

ACTION ITEM

1. Creation of subcommittee for March Elections to Planning Group
2. Guy Preuss is presenting a mission statement for consideration by the Planning Group

**“We are fighting for things that make these homes
Worthwhile; a yard big enough to raise a garden; a
Paved street in front; sidewalks to walk on; sewers that
Don't stop up; garbage cans emptied weekly; decent
Playgrounds for the children; a tax bill we can afford to
Pay.”**

- Harley Knox



THE CITY OF SAN DIEGO

January 7, 2009

Ray Robinson
Kappa Surveying
8707 La Mesa Bl
La Mesa, CA 91941

Dear Ray:

Subject: 1050 Cardiff Tentative Map Assessment Letter; Project No. 160421; Job Order No. 431886; Skyline/Paradise Hills

The Development Services Department has completed the initial review of the project referenced above, and described as Tentative Map to create two parcels from a 6.86 acre site located at 1050 Cardiff Street in the CC-2-3 Zone within the Skyline Paradise Hills Community Plan. Council District 4.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. **REQUIRED APPROVALS/FINDINGS** - Your project as currently proposed requires the processing of:

Required approvals:

- o Process 3 Tentative Map to subdivide an existing parcels into two lots

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the City Council

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

- **Public Right-of-Way Vacation Recommendation:** LDR-Engineering and LDR-Transportation are recommending that the excess public right-of-way along Jamacha Road, adjacent to the site, be vacated as part of the proposed Tentative Map. This action is a Process 5 City Council action and would require additional disciplines to review the project. The proposed project may vacate up to six feet of the existing Public Right-of-Way of Jamacha Road to allow for a 36-foot center line to property line distance. If the owner/applicant is interested in acquiring the additional land for private use please through a Public Right-of-Way vacation process please contact the Project Manager. Or indicate on the next submittal cover letter that you are not interested in vacating a portion of Jamacha Road with this application.
- **Parking outside of project boundary:** It appears parking spaces exist outside of the project's boundaries within the future public right-of-way for Jamacha Road (northeast portion of the site). LDR-Engineering and LDR-Transportation are requesting documentation be provided which allows the parking area to exist. If no such documentation exists then the parking spaces will need to be removed from the Tentative Map exhibit and parking calculations revised (See Enclosure 1, Cycle Issues Report, LDR-Engineering and LDR-Transportation comments).
- **Adequate Water Services:** The existing water main may be providing inadequate service to the existing commercial development. Please provide the requested information as identified within LDR-Water's review (See Enclosure 1, Cycle Issues Report, LDR-Water comments). If it is determined that inadequate

then new water service may be required to be installed as a condition of the Tentative Map.

- **Driveways:** In accordance with San Diego Municipal Code (SDMC) section 141.0801, 30-foot separations are required between driveways (See Enclosure 1, Cycle Issues Report, LDR-Transportation comments). A reduction or closure of some of the driveways may be required for lot 1 in order to comply with current standard and to improve safety and access.
- **Infrastructure Upgrade:** The proposed project will require the construction, repair, or reconstruction of curb, gutter, sidewalks and driveways adjacent to Cardiff Street to meet current code requirements (See Enclosure 1, Cycle Issues Report, LDR-Engineering comments). In addition, there will be a condition within the Tentative Map requiring the construction of a City standard bus stop pad adjacent to the site on Cardiff Street and Jamacha Road.

III. STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3). Below are the Studies/Reports required for the next submittal:

- Biology Resources Letter Report** (See Enclosure 1, Cycle Issues Report, LDR-Environmental comments).
- Geotechnical Investigation Report** (See Enclosure 1, Cycle Issues Report, LDR-Geology comments)
- Preliminary Assessment for Contaminated Drinking Water** (Case No. H05363-001) information (See Enclosure 1, Cycle Issues Report, LDR-Environmental Comment no. 6).
- Preliminary Title Report Items No. 4, 5, 7, 10, and 11** (See Enclosure 1, Cycle Issues Report, LDR-Engineering Comment no. 8).
- Sewer Lateral Information or CC&R's for the existing development** (See Enclosure 1, Cycle Issues Report, LDR-Waste water Comment no. 8).
- Underground Waiver Request Letter** (See Enclosure 1, Cycle Issues Report, LDR-Engineering comments).

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$2,000 billed to date. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

V. TIMELINE:

Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact William Penick, Chairperson of the Skyline/Paradise Hills Community Planning Group, at (619) 470-0179 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannct.gov/Website/council-policy>.

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 687-5942 or via e-mail at wzounes@sandiego.gov

Sincerely,



William Zounes
Development Project Manager

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Ray Robinson
January 7, 2009

Enclosures:

1. Cycle Issues Report
2. Required Findings
3. Submittal Requirements Report

cc: File

William Penick, Chairperson of the Skyline/Paradise Hills Community Planning Group
Reviewing Staff
Myles Pomeroy, City Planning Community Investment Department

Cycle Issues



THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Enclosure 1 Cycle Issues Report

1/7/09 8:51 am
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L64A-003A

Project Information

Project Nbr: 160421 Title: 1050 CARDIFF TENTATIVE MAP
Project Mgr: Zounes, Will (619) 687-5542 wzounes@sandiego.gov

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/24/2008	
Reviewer: Tripp, Bill	Assigned: 11/26/2008	
(619) 446-5273	Started: 12/23/2008	
Hours of Review: 4.00	Review Due: 01/13/2009	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/07/2009	COMPLETED ON TIME
	Closed: 01/07/2009	

- The review due date was changed to 01/13/2009 from 01/06/2009 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 4 outstanding review issues with LDR-Planning Review (all of which are new).
- The reviewer has not signed off 1 job.
- Last month LDR-Planning Review performed 106 reviews, 73.6% were on-time, and 48.4% were on projects at less than < 3 complete submittals.

Project Scope

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	1	The 6.865-acre project site is addressed as 902 Cardiff St., and located at the southwesterly corner of Jamacha Rd. and Cardiff St., within the-CC-2-3 (Community-Commercial) zone, Skyline-Paradise Hills Community Plan Area, and is noted as containing sensitive and potentially sensitive vegetation (on a westerly portion of the site), which is regulated under the Environmentally Sensitive Lands (ESL) regulations of the Land Development Code (LDC) Sections 143.0101 through 143.0160 as applicable. (New Issue)
<input checked="" type="checkbox"/>	2	Submitted plans and records indicate the site has been developed with commercial uses within detached buildings, including an automobile service station, liquor store, restaurant, and strip mall. (New Issue)
<input checked="" type="checkbox"/>	3	The project proposes to subdivide the existing parcel into two parcels, Parcel 1 being 0.496-acre and containing an existing automobile service station, and Parcel 2 being 6.369-acres and containing the remaining commercial buildings/uses on the site. (New Issue)

Permits Required

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	4	A Tentative Map, decision Process 3) is required to subdivide the parcel into more than one lot. Process 3 decisions are made by a Hearing Officer whose decision may be appealed to the Planning Commission. Refer to LDC Sections 125.0410 and 125.0430. (New Issue)
<input checked="" type="checkbox"/>	5	LDC Section 126.0502(d)(3) requires a Site Development Permit (SDP), decision Process 4, for subdivision of a premises containing ESL. However, LDC Section 143.0110(c)(2) states that a SDP is NOT required for "DEVELOPMENT that is limited to interior modifications or repairs, or any exterior repairs, alterations or maintenance that does not increase the footprint of an existing building or accessory structure and will not encroach into the ESL during or after construction". See Comment No. 28. (New Issue)
<input checked="" type="checkbox"/>	6	The subdivision of property (dividing a parcel of land into two or more parcels) is included in the definition of DEVELOPMENT in LDC Section 113.0103. As provided by Section 143.0110(c)(2) no DEVELOPMENT is proposed nor will occur with this project, there is no increase in the footprint of an existing building or accessory structure and no encroachment into the ESL. Therefore, a Site Development Permit is not required for this proposal. (New Issue)

Development Regulations

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	7	Refer to LDC Section 131.0531 and Table 131-05-C - CC-2-3 zone (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Bill Tripp at (619) 446-5273. Project Nbr: 160421 / Cycle: 2



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Maximum permitted residential density - one dwelling unit per 1,500 sq. ft. residential development is not proposed, therefore this regulation does not apply. (New Issue)
<input checked="" type="checkbox"/>	9	Supplemental residential regulations - residential development is not proposed, therefore this regulation does not apply. (New Issue)
<input checked="" type="checkbox"/>	10	Lot Area - minimum required is 5,000 sq. ft. project complies
<input checked="" type="checkbox"/>	11	maximum lot area - no maximum (New Issue) Lot dimensions - minimum lot width = 100 linear feet - project complies minimum street frontage = 100 linear feet - project complies
<input type="checkbox"/>	12	minimum/maximum lot depth = no minimum or maximum - does not apply (New Issue) Setback requirements - minimum/maximum front and street side setbacks - a minimum 10'-0" front and street side yard setback was established with recordation of Map No. 2998 and shall remain. In addition, access rights were waived on the portion of the property abutting Jamacha Rd. demonstrate compliance and consistency with this requirement on plans (New Issue)
<input checked="" type="checkbox"/>	13	Setback requirements - minimum side setback = 10-ft
<input checked="" type="checkbox"/>	14	project complies (New Issue) Setback requirements - minimum rear setback = 10-ft
<input checked="" type="checkbox"/>	15	project complies (New Issue) Maximum structure height = 45-ft
<input checked="" type="checkbox"/>	16	this requirement does not apply to the proposed project. (New Issue) Minimum lot coverage = no minimum
<input type="checkbox"/>	17	project complies (New Issue) Maximum floor area ratio - 0.75 Parcel 1 = 21,605.76 sq. ft. x 0.75 = 16,204.32 sq. ft. maximum demonstrate compliance on plans Parcel 2 = 277,433.64 sq. ft. x 0.75 = 208,075.23 sq. ft. maximum demonstrate compliance on plans (New Issue)
<input checked="" type="checkbox"/>	18	Floor area ratio bonus - does not apply (New Issue)
<input checked="" type="checkbox"/>	19	Pedestrian paths - does not apply to this project (New Issue)
<input checked="" type="checkbox"/>	20	Transparency - does not apply to this project (New Issue)
<input checked="" type="checkbox"/>	21	Building articulation - does not apply to this project (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Bill Tripp at (619) 446-5273. Project Nbr: 160421 / Cycle: 2



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	Parking lot orientation - does not apply to this project (New Issue)
<input type="checkbox"/>	23	Please re label the existing structure on proposed Parcel 1 from 'snack store' to 'automobile service station' to accurately reflect the permitted use of the site. The use of a portion of the structure for accessory retail sale of snacks is permitted. (New Issue)

Supplemental Regulations

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	24	Please note the ESL regulations contained in LDC Sections 143.0101 through 143.0160 as applicable. (New Issue)
<input checked="" type="checkbox"/>	25	Provide additional information related to ESL as required by LDC Sections 143.0112 and 143.0113. The subdivision of the site is included within the definition of 'development' as noted in LDC Section 113.0103. (New Issue)

Notes on Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	26	Demonstrating Compliance - where compliance with a requirement can be demonstrated with a simple note on the plans - a note on the plans shall suffice (for example, height, gross floor area and circumstances requiring specific measurement). The intent is to convey the information so that compliance with LDC requirements can be determined. Please contact the Planning Reviewer at (619) 446-5273 for further direction if needed. (New Issue)

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

1/7/09 8:51 am

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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on: 11/24/2008
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/24/2008	
Reviewer: Jarque, Anne (619) 687-5961	Assigned: 11/24/2008	
Hours of Review: 6.00	Started: 12/02/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 01/08/2009	
	Completed: 12/29/2008	COMPLETED ON TIME
	Closed: 01/07/2009	

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 6 outstanding review issues with LDR-Environmental (all of which are new).
- The reviewer has not signed off 1 job.
- Last month LDR-Environmental performed 92 reviews, 54.3% were on-time, and 58.0% were on projects at less than < 3 complete submittals.

Review 12/2008

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed submittal in accordance with the California Environmental Quality Act (CEQA). The following issues need to be addressed and the following technical reports need to be provided in your next submittal. The project will remain in Extended Initial Study (XIS) and the CEQA processing timeline will be held in abeyance until the required information is provided and an environmental determination on the appropriate environmental document can be made. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The project site not located within the City's Multi-Habitat Planning Area (MHPA), but contains sensitive biological resources within the undeveloped eastern portion of the site that is mapped as Valley and Foothill Grasslands which is considered environmentally sensitive lands (ESL). Although no construction/development is proposed with the Tentative Map, a biological resources letter report, prepared in accordance with the City's Biological Resources Guidelines is required to qualify the habitat type and quantify any direct, indirect, or cumulative impacts as a result of the proposed project. (New Issue)
<input type="checkbox"/>	3	In accordance with Land Development Code (LDC) Section 142.04152; any remaining lands continuing ESL shall be placed in a covenant of easement (open space easement) to be preserved in perpetuity as open space. The biological resources report shall represent the baseline condition to delineate the open space easement containing ESL. The easement shall be delineated and shown on the Tentative Map. Recordation of the easement will be required as a condition of the Site Development Permit/Tentative Map. (New Issue)

Geology/Soils

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The project site is located within Geologic Hazard Category 27 (Slide-Prone Formation) and 52 (Other level areas, gently sloping to steep terrain, low risk). In coordination with Geology staff, EAS has reviewed the Geologic Reconnaissance (Leighton Consulting, Oct 2008). A Geotechnical investigation is required to demonstrate that the site will have a factor-of-safety of 1.5 or greater with respect to the grades and surficial slope stability. EAS will continue to work with BDR-Geology to determine if potentially significant geologic impacts have been adequately addressed and/or mitigated. (New Issue)

Transportation/Parking

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	EAS will coordinate with LDR-Transportation Development Review to determine if the project would create potentially significant transportation impacts that are related but not limited to average daily trips, vehicular circulation, visibility triangles, required parking, and access. Refer to LDR-Transportation Development Review comments. (New Issue)

Human Health/Public Safety (Ha)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	The project site is listed on the County's Environmental Case Listing (Case No. H05363-001, IGT Express Gas) for having a preliminary assessment for contaminated drinking water/aquifer. Provide the status (open/closed) of the case and any technical assessments prepared. The information provided will be included in the environmental document prepared for the project and will be used determine potential human health and public safety impacts as a result of the hazmat case. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Anne Jarque at (619) 687-5961. Project Nbr: 160421 / Cycle: 2

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4164

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/24/2008	
Reviewer: Torres, Sean (619) 446-5305	Assigned: 11/24/2008	
	Started: 12/18/2008	
Hours of Review: 12.00	Review Due: 12/24/2008	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/24/2008	COMPLETED ON TIME
	Closed: 01/07/2009	

- The review due date was changed to 01/13/2009 from 01/08/2009 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 34 outstanding review issues with LDR-Engineering Review (all of which are new).
- The reviewer has not signed off 1 job.
- Last month LDR-Engineering Review performed 82 reviews, 81.7% were on-time, and 48.0% were on projects at less than < 3 complete submittals.

1st Review

Issues

Cleared?	ISSUE Num	Issue Text
<input type="checkbox"/>	1	There are existing overhead facilities in the abutting public right-of-way, which are required to be placed underground. If you believe you qualify for a waiver, submit a letter requesting a waiver in accordance with Council Policy 600-25. (New Issue)
<input type="checkbox"/>	2	(1 of 2) The engineering review section recommends that the excess right-of-way along Jamacha Road, adjacent to the site, be vacated as part of this discretionary action. Please see the Transportation Development Section regarding the ultimate right-of-way width for Jamacha Road. (New Issue)
<input type="checkbox"/>	3	(2 of 2) The vacation of streets requires Council approval (Process 5) The Mapping Section and Real Estates Assets Department (READ) need to be included in the review process. The street will be vacated at the fair market value as determined by READ. (New Issue)
<input type="checkbox"/>	4	(1 of 2) Please revise the Tentative Parcel Map to show the street lights, nearest the project site, in both directions and on both sides of Cardiff Street and Jamacha Road. Include the spacing between the street lights and the project site. If a street light is within the abutting project frontage, include the type of light standard, wattage and type of luminaire (low/high pressure sodium). A determination will be made if the project is in compliance with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18. (New Issue)
<input type="checkbox"/>	5	(2 of 2) The subdivider may be required to, but not be limited to, install a new street light(s), upgrade the luminaire from low pressure to high pressure sodium vapor and/or upgrade the luminaire wattage. (New Issue)
<input type="checkbox"/>	6	Please provide documentation that allows the existing parking spaces located at the northeast corner of the subject site, within the public right-of-way. If documentation can not be provided these spaces must be removed from the Tentative Map and the off-street parking total must be revised, accordingly. (New Issue)
<input type="checkbox"/>	7	Please clarify the existing and proposed number of lots. It appears that there are 2 existing lots, currently, with an additional lot proposed, resulting in a total of 3 lots. Please provide bearings and distances for all lots proposed and a mutual access agreement to insure that the parcel (APN 577-380-06) has access to a public right-of-way and is not landlocked. (New Issue)
<input type="checkbox"/>	8	Please provide copies of items 4, 5, 7, 10, and 11 of the Preliminary Title Report. Show locations of these items on the Tentative Map, if applicable. (New Issue)
<input type="checkbox"/>	9	There will be a requirement for the construction of City Standard curb, gutter, and sidewalk, adjacent to the site on Cardiff Street. Please revise the plans to reflect this requirement. (New Issue)
<input type="checkbox"/>	10	There will be a requirement for the reconstruction of all remaining driveways to current City Standards, providing sidewalk transitions per G-14A, adjacent to the site on Cardiff Street. Please revise the plans to reflect this requirement. (New Issue)
<input type="checkbox"/>	11	There will be a requirement for the repair of damaged portions of City Standard curb, gutter, sidewalk and driveways, adjacent to the site on Cardiff Street. Please revise the plans to reflect this requirement. (New Issue)
<input type="checkbox"/>	12	There will be a requirement for the construction of City Standard bus stop pad, adjacent to the site on Cardiff Street and Jamacha Road. Please revise the plans to reflect this requirement. (New Issue)

Comments/Corrections

Tentative Parcel Map

Cleared?	ISSUE Num	Issue Text
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For questions regarding the 'LDR-Engineering Review' review, please call Sean Torres at (619) 446-5305. Project Nbr: 160421 / Cycle: 2

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Revise the Tentative Map, as follows: Use 608684 for the Tentative Map number and revise all Tentative Map number headings accordingly. (New Issue)
<input type="checkbox"/>	14	Provide a utility table listing all existing franchise utilities (i.e. electric, telephone, cable) that serve the project site and describes the utility's current status as either overhead or underground. (New Issue)
<input type="checkbox"/>	15	Show and call out the visibility area triangles, per SDMC Sec. 113.0273, Diagram 115-02RR, for the driveways located on Cardiff Street. No structures may be located within a visibility area unless otherwise provided by the applicable zone or the regulations in Chapter 14, Article 2 (General Development Regulations). (New Issue)
<input type="checkbox"/>	16	Please provide a dimensioned cross section for the abutting public rights-of-way (Jamacha Road and Cardiff Street). In addition, please show and call out the location of the grade break for the street frontage along Cardiff Street. A Hold Harmless Agreement will be required if it is determined that the subject site receives public waters from the Cardiff Street right-of-way. (New Issue)
<input type="checkbox"/>	17	Please revise the plans to show the TPM boundary encasing the entire subdivision and the proposed lots within the TPM boundary. (New Issue)
<input type="checkbox"/>	18	Please show the existing single family residence and all existing private improvements located on 8331 Jamacha Road (APN 577-352-0900), northwest of the project site. (New Issue)
<input type="checkbox"/>	19	Using arrows, indicate the drainage pattern for the entire site. Drainage is not allowed to flow to adjacent properties. (New Issue)
<input type="checkbox"/>	20	Show the location of the existing storm drain pipe, per drawing 10325-L. (New Issue)
<input type="checkbox"/>	21	Show and call out the sewer easement along the rear property line (westerly end of site). (New Issue)
<input type="checkbox"/>	22	Please show the locations of the utility covers within the existing driveways. (New Issue)
<input type="checkbox"/>	23	Please provide benchmark information used to establish the existing elevations shown. (New Issue)
<input type="checkbox"/>	24	Please use 200-1761 for the Lambert Coordinates/NAD 27 Coordinates, and 1841-6322 for the NAD 83 Coordinates. (New Issue)
<input type="checkbox"/>	25	Please provide a detail of the proposed mapping procedure. (New Issue)
<input type="checkbox"/>	26	Please provide a project site address. (New Issue)
<input type="checkbox"/>	27	The owner must sign the Tentative Map. (New Issue)

➤ Draft TPM Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted. (New Issue)
<input type="checkbox"/>	29	A Parcel Map shall be recorded in the Office of the County Recorder, prior to the Tentative Parcel Map expiration date. (New Issue)
<input type="checkbox"/>	30	Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition. (New Issue)
<input type="checkbox"/>	31	The subdivider shall construct City Standard curb, gutter, and sidewalk, adjacent to the site on Cardiff Street. (New Issue)
<input type="checkbox"/>	32	The subdivider shall reconstruct all remaining existing driveways to current City Standards, providing sidewalk transitions per G-14A, adjacent to the site on Cardiff Street. (New Issue)
<input type="checkbox"/>	33	The subdivider shall repair the damaged portions of City Standard curb, gutter, sidewalk and driveways, adjacent to the site on Cardiff Street. (New Issue)
<input type="checkbox"/>	34	The subdivider shall construct a City Standard bus stop pad, adjacent to the site on Cardiff Street and Jamacha Road. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Sean Torres at (619) 446-5305. Project Nbr: 160421 / Cycle: 2

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

1/7/09 8:51 am

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164A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 11/24/2008	
Reviewer: Khaligh, Kamran (619) 448-5357	Assigned: 11/24/2008	
	Started: 12/22/2008	
Hours of Review: 11.00	Review Due: 12/24/2008	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/06/2009	COMPLETED LATE
	Closed: 01/07/2009	

- . The review due date was changed to 01/13/2009 from 01/06/2009 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Transportation Dev performed 73 reviews, 69.9% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

1st Review:

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	GENERAL-Please submit a copy of the original permits, and plans with your next submittal. This material should identify the size and use of each of the buildings on this site. It should also state the required parking (including the required parking rate if available), and the provided number of parking spaces for each building as permitted previously and the entire site. Please also incorporate most of this relevant information and include it on the proposed project plans. Separate larger scale plans should also be provided for each of the proposed parcels. (New Issue)
<input type="checkbox"/>	2	PARKING-The proposed lot split should demonstrate that adequate parking would be provided within each parcel, and the entire site. The parking data on the plans should be expanded (preferably in a table format) to identify the required and provided number of parking spaces and the parking rates based on the original permits. If the current parking rates and requirements were chosen to be used to demonstrate the adequacy of parking, then calculations should show the applicable parking rates and requirements for each use within each parcel, and the entire site with references to SDMC. (New Issue)
<input type="checkbox"/>	3	PARKING-Some of the parking spaces (spaces numbered 175 through 185) appear to be not entirely within the site, but partly within the reserved future right of way area. Please clarify this matter. Accordingly, these spaces may not be counted towards the provided number of on-site parking spaces. Any existing access to these spaces off of Cardiff Street may also be required to be removed and replaced with curb, gutter, and sidewalk. (New Issue)
<input type="checkbox"/>	4	PARKING SPACES AND DRIVE AISLES-Parking spaces and drive aisles should be dimensioned on the plans. The minimum width of the drive aisles and any new parking stalls should comply with the SDMC section 142.0560. Accordingly, the drive aisle width for the parking spaces within parcel 1 does not appear to have sufficient depth. Please correct. (New Issue)
<input type="checkbox"/>	5	FRONTAGE-Plans should show and call out all existing and proposed curb, gutter, sidewalk, driveway width, curb to property line distance, curb to centerline distance, full width of the streets, striping and curb paintings on both fronting streets, and the intersection of Jamacha Road and Cardiff Street. Additional frontage improvements and right-of-way dedication may be required once frontage information is provided. (New Issue)
<input type="checkbox"/>	6	FRONTAGE-Please see the Engineering Review Section's comments regarding vacating the excess right-of-way along Jamacha Road. Project may vacate up to 6 feet of the existing right-of-way of Jamacha Road to allow 36 feet center line to property line distance (where the existing is 30 feet) along this road to allow for future bike lane in this area. (New Issue)
<input type="checkbox"/>	7	SITE ACCESS/DRIVEWAYS-The minimum and maximum two-way driveway width for a non-residential project are 24 and 30 feet respectively (per SDMC Table 142-05L). Project driveways should be clearly marked and shown on the plans with their width called out. (New Issue)
<input type="checkbox"/>	8	SITE ACCESS/DRIVEWAYS-Number of and the spacing between the driveways should comply with SDMC Section 142.0560 for each of the proposed parcels. For parcel 1 also see the Section 141.0801 which would require a 30 foot separation between the two driveways. Project driveways should be adjusted or replaced to comply with current standards and be within the above range. Reduction or closure of some of the driveways may also be required to comply with current standard and to improve safety and access. (New Issue)
<input type="checkbox"/>	9	STREET LIGHTS-This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-286141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage. (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Kamran Khaligh at (619) 446-5357. Project Nbr: 160421 / Cycle: 2

p2k v 02.01.01

Will Zounes 687-5942

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

1/7/09 8:51 am

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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: Fire-Plans Officer	Cycle Distributed: 11/24/2008	
Reviewer: Medan, Bob (619) 236-6262	Assigned: 11/24/2008	
Hours of Review: 0.50	Started: 11/24/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/24/2008	
	Completed: 11/24/2008	COMPLETED ON TIME
	Closed: 01/07/2009	

- . The review due date was changed to 01/13/2009 from 01/06/2009 per agreement with customer.
- . We request a 2nd complete submittal for Fire-Plans Officer on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plans Officer performed 30 reviews, 100.0% were on-time, and 48.0% were on projects at less than < 3 complete submittals.

Fire Dept. issues (1st review)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	No objections based on this submittal (tentative map only). (New Issue)

For questions regarding the 'Fire-Plans Officer' review, please call Bob Medan at (619) 236-6262. Project Nbr: 160421 / Cycle: 2

p2k v 02.01.61

Will Zounes 687-6942

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

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1/7/09 8:51 am

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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: Plan-Facilities Financing	Cycle Distributed: 11/24/2008	
Reviewer: Burgess, Victoria (619) 236-6262	Assigned: 11/24/2008	
Hours of Review: 0.50	Started: 11/26/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/24/2008	
	Completed: 11/26/2008	COMPLETED ON TIME
	Closed: 01/07/2009	

- The review due date was changed to 01/13/2009 from 01/08/2009 per agreement with customer.
- We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Last month Plan-Facilities Financing performed 36 reviews, 97.2% were on-time, and 61.5% were on projects at less than < 3 complete submittals.

Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Impact Fees are assessed at the time of building permit issuance, fees are based on number of residential units, or commercial square feet. Contact: Vicki Burgess, Facilities Financing, 619-533-3684. (New Issue)

For questions regarding the 'Plan-Facilities Financing' review, please call Victoria Burgess at (619) 236-6262. Project Nbr: 160421 / Cycle: 2

p2k v 02.01.01

Will Zounes 687-5942

Cycle Issues

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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: LDR-Water Review	Cycle Distributed: 11/24/2008	
Reviewer: Keshavarzi, Mahmood (619) 533-4692	Assigned: 11/26/2008	
Hours of Review: 6.00	Started: 12/16/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/24/2008	
	Completed: 12/24/2008	COMPLETED ON TIME
	Closed: 01/07/2009	

- . The review due date was changed to 01/13/2009 from 01/08/2009 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Water Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with LDR-Water Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Water Review performed 64 reviews, 76.6% were on-time, and 57.4% were on projects at less than < 3 complete submittals.

1st Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Public water facilities necessary to provide service to the proposed project exist within the Cardiff Street right-of-way adjacent to the project site. (New Issue)
<input type="checkbox"/>	2	Revise and label the Site plan to call out the existing water main, diameter size and City drawing number to be 10-inch diameter water main and 10334-L respectively within Cardiff Street (New Issue)
<input type="checkbox"/>	3	If it is determined that the existing water service is not of adequate size to serve the proposed project, the applicant will be required to remove (kill) any existing unused water services and install new water service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue)
<input type="checkbox"/>	4	Water capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue)
<input type="checkbox"/>	5	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Water Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue)
<input type="checkbox"/>	6	All proposed public water facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue)
<input type="checkbox"/>	7	If you have any questions regarding the Water Review Section comments, please contact Moe Keshavarzi at 619 - 533-4692. (New Issue)

Draft TM Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of any new water service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	9	Prior to the issuance of any building permits, the Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	10	Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer. (New Issue)
<input type="checkbox"/>	11	The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards. (New Issue)

For questions regarding the 'LDR-Water Review' review, please call Mahmood Keshavarzi at (619) 533-4692. Project Nbr: 160421 / Cycle: 2

Cycle Issues



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/24/2008	
Reviewer: Zounes, Will (619) 687-5942	Assigned: 01/05/2009	
Hours of Review: 1.00	Started: 01/05/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/24/2008	
	Completed: 01/05/2009	COMPLETED LATE
	Closed: 01/07/2009	

- . The review due date was changed to 01/13/2009 from 01/06/2009 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnte/Regs.
- . We request a 2nd complete submital for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 73 reviews, 53.4% were on-time, and 47.2% were on projects at less than < 3 complete submittals.

☞ Skyline-Paradis Hills CPC

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Skyline - Paradise Hills Planning Committee, William Perick, at (619) 470-0179 to make arrangements to present your project for review at their next available meeting. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)

For questions regarding the 'Community Planning Group' review, please call Will Zounes at (619) 687-5942. Project Nbr: 160421 / Cycle: 2

p2k v 02.01.01

Will Zounes 687-5942

Cycle Issues



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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: LDR-Geology	Cycle Distributed: 11/24/2008	
Reviewer: Thomas, Patrick (619) 446-5296	Assigned: 11/24/2008	
Hours of Review: 4.00	Started: 11/26/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/24/2008	
	Completed: 12/24/2008	COMPLETED ON TIME
	Closed: 01/07/2009	

- . The review due date was changed to 01/13/2009 from 01/06/2009 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Geology (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Geology performed 65 reviews, 78.5% were on-time, and 58.2% were on projects at less than < 3 complete submittals.

1st Review/Cycle 2 Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is located within geologic hazards zones 27 and 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 27 is characterized by the Otay and Sweetwater Formations. The Otay and Sweetwater Formations are considered to be slide-prone formations. Zone 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk. (New Issue)

1st Review/Cycle 2 References

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Tentative Map, Cardiff Street, prepared by Kappa Surveying, Inc., dated May 28, 2008. Geologic Reconnaissance Study, 1050 Cardiff Street, San Diego, California; prepared by Leighton Consulting, Inc., dated October 31, 2008 (their project no. 602401-001). (New Issue)

1st Review/Cycle 2 Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The Geology Section has determined that a geotechnical investigation report must be submitted for review of the proposed project. The geotechnical investigation report must demonstrate that the site will have a factor-of-safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project. The geotechnical report must be prepared in accordance with the City's "Guidelines for Geotechnical Reports." (New Issue)

For questions regarding the 'LDR-Geology' review, please call Patrick Thomas at (619) 446-5296. Project Nbr: 160421 / Cycle: 2

p2k v 02.01.61

Will Zounes 687-5942

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

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L84A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on 11/24/2008
Reviewing Discipline: LDR-Wastewater	Cycle Distributed: 11/24/2008	
Reviewer: Bagheri, Hamid (619) 533-4239	Assigned: 11/24/2008	
Hours of Review: 3.00	Started: 12/22/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/24/2008	
	Completed: 01/06/2009	COMPLETED LATE
	Closed: 01/07/2009	

- The review due date was changed to 01/13/2009 from 01/08/2009 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for LDR-Wastewater on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 12 outstanding review issues with LDR-Wastewater (all of which are new).
- The reviewer has not signed off 1 job.
- Last month LDR-Wastewater performed 54 reviews, 90.7% were on-time, and 51.5% were on projects at less than < 3 complete submittals.

MWWD/DSD-Wastewater Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Existing public wastewater facilities necessary to serve the project are located within the Cardiff Street right-of-way and public sewer systems located adjacent to the property to the south and west of the property. (New Issue)
<input type="checkbox"/>	2	Revise the Tentative Map to show the existing public sewer facilities and their reference D sheet numbers. (New Issue)
<input type="checkbox"/>	3	On your next submittal, please show how you are planning to sewer these two proposed parcels. (New Issue)
<input type="checkbox"/>	4	All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed. (New Issue)
<input type="checkbox"/>	5	All proposed private sewer facilities that serve more than one lot are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. (New Issue)
<input type="checkbox"/>	6	All on-site wastewater systems are private. (New Issue)
<input type="checkbox"/>	7	All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check. (New Issue)
<input type="checkbox"/>	8	The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot/condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on site private sewer mains that serve more than one lot/condominium. (New Issue)
<input type="checkbox"/>	9	Sewer capacity fees will be due and collected at the issuance of building permits. These fees are determined as part of the building permit process. Questions about capacity fees should be directed to Information and Application Services (619-446-5000). (New Issue)
<input type="checkbox"/>	10	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities. (New Issue)
<input type="checkbox"/>	11	Contact Irina Itkina (619 533 4248) of the Wastewater Section for information on how to obtain a will serve letter and fees involved with this service. (New Issue) [Recommended]
<input type="checkbox"/>	12	Upon review of the next submittal, the Wastewater Section may have additional comments and will provide draft permit conditions. If you have any questions regarding the Wastewater Section comments, please call Hamid Bagheri at (619)533-4239. (New Issue)

For questions regarding the 'LDR-Wastewater' review, please call Hamid Bagheri at (619) 533-4239. Project Nbr: 160421 / Cycle: 2

Cycle Issues



THE CITY OF SAN DIEGO
Development Services

1/7/09 8:51 am

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L64A-003A

1222 First Avenue, San Diego, CA 92101-4164

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 11/13/2008	Deemed Complete on: 11/24/2008
Reviewing Discipline: Park & Rec	Cycle Distributed: 11/24/2008	
Reviewer: Harkness, Jeff (619) 533-6595	Assigned: 12/01/2008	
Hours of Review: 0.50	Started: 12/17/2008	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/24/2008	
	Completed: 12/19/2008	COMPLETED ON TIME
	Closed: 01/07/2009	

- . The review due date was changed to 01/13/2009 from 01/06/2009 per agreement with customer.
- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 20 reviews. 85.0% were on-time, and 72.2% were on projects at less than < 3 complete submittals.

Review 12-24-08

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	There are no open space or population based park issues with the proposed TM to create 2 parcels. (New issue)

For questions regarding the 'Park & Rec' review, please call Jeff Harkness at (619) 533-6595. Project Nbr: 160421 / Cycle: 2

p2k v 02.01.81

Will Zounes 687-5942

Required Findings for 1050 Cardiff Tentative Map
Project No. 160421

Tentative Map Findings

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that:

Submittal Requirements



THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Enclosure 3
Submittal Report

1/7/09 8:38 am
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L64A-001

Project Information

Project Nbr: 160421 Title: 1050 CARDIFF TENTATIVE MAP
Project Mgr: Zounes, Will (619)887-5842 wzounes@sanidiego.gov



Review Cycle Information

Review Cycle: 7 Submitted (Multi-Discipline) Opened: 01/07/2009 8:26 am Submitted:
Due: Closed:

Required Documents:

Package Type	Pkg Qty	Document Type	Qty Needed
Geotechnical Reports	3	Geological Reconnaissance Report	3
Development Plans	8	Tentative Map	8
Geotechnical Reports	3	Geotechnical Investigation Report	3
Applicant Correspondance	8	Applicant Correspondence	8
Undergrounding Waiver Request	2	Undergrounding Waiver Request	2
Biology - Consultant Submittals	2	Biology Survey Report - Letter	2
<input type="checkbox"/>		Preliminary Assessment for Contaminated Drinking Water (Case No. H05363-001) information (One copy for LDR-Environmental and One copy for DPM).	2
<input type="checkbox"/>		Preliminary Title Report Items No. 4, 5, 7, 10, and 11 (One copy for LDR-Engineering and one copy for DPM).	2
<input type="checkbox"/>		Sewer Lateral Information or CC&R's for the existing development (On copy for LDR-Waste Water and one copy for DPM).	2